

058.C

0001

0420.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

537,700 / 537,700

USE VALUE:

537,700 / 537,700

ASSESSED:

537,700 / 537,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	420
Owner 1: KIM DAVID E TRUSTEE		
Owner 2: PARK CHRISTINE H TRUSTEE		
Owner 3: KIM-PARK FAMILY TRUST		
Street 1: 28631 BRECKENRIDGE DRIVE		
Street 2:		

Twn/City: LAGUNA NIGUEL

St/Prov: CA	Cntry:	Own Occ: N
Postal: 92677		Type:

**PREVIOUS OWNER**

Owner 1: KIM DAVID E -	
Owner 2: -	
Street 1: 28631 BRECKENRIDGE DRIVE	
Twn/City: LAGUNA NIGUEL	
St/Prov: CA	Cntry:
Postal: 92677	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1083 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

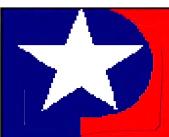
Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	537,700			537,700		153693
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

**USER DEFINED**

Prior Id # 1: 153693	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	537,700	0	.	.	537,700		Year end	12/23/2021
2021	102	FV	530,400	0	.	.	530,400		Year End Roll	12/10/2020
2020	102	FV	515,700	0	.	.	515,700	515,700	Year End Roll	12/18/2019
2019	102	FV	482,100	0	.	.	482,100	482,100	Year End Roll	1/3/2019
2018	102	FV	400,900	0	.	.	400,900	400,900	Year End Roll	12/20/2017
2017	102	FV	373,900	0	.	.	373,900	373,900	Year End Roll	1/3/2017
2016	102	FV	373,900	0	.	.	373,900	373,900	Year End	1/4/2016
2015	102	FV	339,200	0	.	.	339,200	339,200	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM DAVID E,	57242-599		8/2/2011	Convenience		1	No	No	
	20172-420		10/1/1989		147,900	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																								
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			<p>Building Number 1.</p> <p><b>RESIDENTIAL GRID</b></p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower		
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Other																																				
Upper																																				
Lvl 2																																				
Lvl 1																																				
Lower																																				
Sty Ht: 1	- 1 Story			A Bath:	Rating:																															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																															
Foundation: 1	- Concrete			A 3QBth:	Rating:																															
Frame: 1	- Wood			1/2 Bath:	Rating:																															
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																															
Sec Wall: 6	- Stucco		10 %	OthrFix:	Rating:																															
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>				<p><b>CONDO INFORMATION</b></p> <table border="1"> <tr> <td>Kits: 1</td> <td>Rating: Average</td> </tr> <tr> <td>A Kits:</td> <td>Rating:</td> </tr> <tr> <td>Frpl:</td> <td>Rating:</td> </tr> <tr> <td>WSFlue:</td> <td>Rating:</td> </tr> <tr> <td colspan="2">Location: R - Rear</td> </tr> <tr> <td colspan="2">Total Units:</td> </tr> <tr> <td colspan="2">Floor: 4 - 4th Floor</td> </tr> <tr> <td colspan="2">% Own: 0.904900014</td> </tr> <tr> <td colspan="2">Name: 25 - 6040</td> </tr> </table>								Kits: 1	Rating: Average	A Kits:	Rating:	Frpl:	Rating:	WSFlue:	Rating:	Location: R - Rear		Total Units:		Floor: 4 - 4th Floor		% Own: 0.904900014		Name: 25 - 6040				
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% Own: 0.904900014																																				
Name: 25 - 6040																																				
Roof Cover: 4	- Tar & Gravel																																			
Color: BRICK																																				
View / Desir: N	- NONE																																			
<b>GENERAL INFORMATION</b>																																				
Grade: C	- Average																																			
Year Blt: 1988	Eff Yr Blt:																																			
Alt LUC:	Alt %:																																			
Jurisdict:	Fact: .																																			
Const Mod:																																				
Lump Sum Adj:																																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b> <b>RES BREAKDOWN</b>																												
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %					No Unit	RMS	BRS	FL																							
Prim Int Wal	1 - Drywall			Functional:	%					1	4	2	0																							
Sec Int Wall:	%			Economic:	%																															
Partition: T	- Typical			Special:	%																															
Prim Floors: 4	- Carpet			Override:	%																															
Sec Floors:	%			Total:	14.9 %																															
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>																								
Subfloor:				Basic \$ / SQ: 325.00						Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>																					
Bsmnt Gar: 1				Size Adj.: 1.05401659											Code	Description	Area - SQ	Rate - AV	Undepr Value																	
Electric: 3	- Typical			Const Adj.: 0.97656715											GLA	Gross Liv Ar	1,083	334.530	362,294																	
Insulation: 2	- Typical			Adj \$ / SQ: 334.528											Sub Area	% Usbl	Descrip	% Type	Qu # Ten																	
Int vs Ext: S				Other Features: 45379																																
Heat Fuel: 3	- Electric			Grade Factor: 1.00																																
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995																																
# Heat Sys: 1				NBHD Mod:																																
% Heated: 100				LUC Factor: 1.00																																
Solar HW: NO	Central Vac: NO			Adj Total: 631894																																
% Com Wal	% Sprinkled			Depreciation: 94152																																
				Deprecated Total: 537741																																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 058.C-0001-0420.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																			
More: N	Total Yard Items:					Total Special Features:								Total:																						



**IMAGE**

**AssessPro Patriot Properties, Inc**